

**Albert Road, Brightlingsea
CO7 0NB
£425,000 Freehold**

Town & Country
residential sales and lettings



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- **VERY WELL PRESENTED FOUR BEDROOM DETACHED HOUSE**
- **24FT LOUNGE/DINING ROOM**
- **SITTING ROOM**
- **FITTED KITCHEN**
- **UTILITY ROOM & CLOAKROOM**

- **LARGE BATHROOM WITH SEPARATE CORNER SHOWER**
- **PURPOSE BUILT HOME OFFICE**
- **PRETTY PRIVATE GARDEN**
- **GARAGE AND PARKING**
- **NO THROUGH ROAD - MINUTES STROLL TO TOWN CENTRE**

FOUR BEDROOM FAMILY HOME – POSITIONED ON A QUIET NO THROUGH ROAD WITH A PURPOSE-BUILT HOME OFFICE AND EVERYTHING ON YOUR DOORSTEP!

Welcome to Albert Road. This beautifully presented family home is within an easy stroll of the bustling Brightlingsea High Street with its array of independent shops, Primary and Senior Schools, amenities and the Marina /Beachfront.

Highlights include a 24ft lounge/dining room with Bi-Fold doors leading onto the pretty garden – ideal for entertaining. A further light and airy sitting room, fully fitted kitchen, larger than average utility room perfect for busy family life and a cloakroom.

Upstairs you will be impressed with the four double bedrooms and super sized family bathroom with separate corner shower. A well kept garden complete with patio is the perfect areas for play and relaxation. If you work from home there is a real bonus to this property – a purpose built, fully insulated home office overlooking the garden. Parking is no problem here, with a garage and block paved frontage for vehicles.

A DELIGHTFUL HOME POSITIONED ON A QUIET NO THROUGH ROAD CLOSE TO THE TOWN CENTRE.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

KITCHEN

11' 7" x 8' 10" (3.53m x 2.69m)

LOUNGE/DINING ROOM

24' 11" x 11' 1" (7.59m x 3.38m)

SITING ROOM

11' 1" x 10' 5" (3.38m x 3.17m)

UTILITY ROOM

8' 7" x 7' 0" (2.61m x 2.13m)

CLOAKROOM



FIRST FLOOR LANDING

BEDROOM ONE

11' 7" x 11' 1" (3.53m x 3.38m)

BEDROOM TWO

11' 2" x 9' 11" (3.40m x 3.02m)

BEDROOM THREE

10' 5" x 8' 8" (3.17m x 2.64m)

BEDROOM FOUR

10' 7" x 8' 5" (3.22m x 2.56m)

FAMILY BATHROOM

11' 7" x 8' 11" (3.53m x 2.72m)

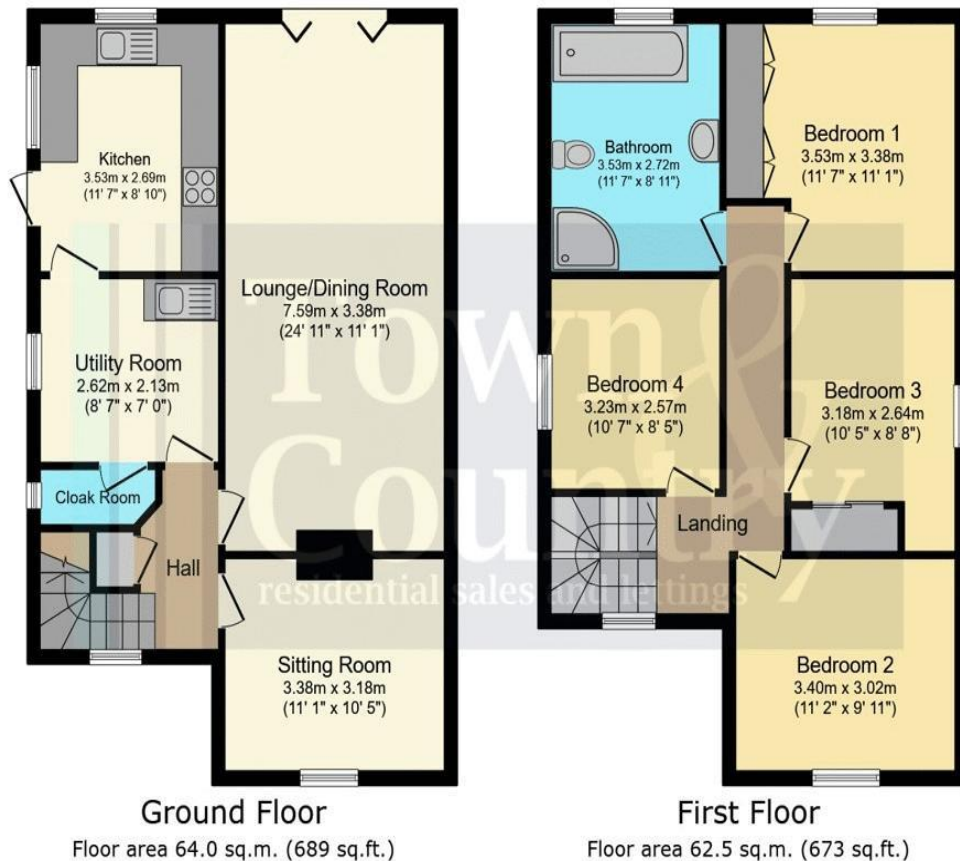
HOME OFFICE

11' 7" x 8' 11" (3.53m x 2.72m)









Total floor area: 126.5 sq.m. (1,362 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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